



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
Phone: (641) 774-8676  
Fax: (641) 774-0684  
Website: www.kentfarmgmt.net

**Listing:** #1942  
**Property Address:** 810 North 5<sup>th</sup> Street, Chariton  
**Price:** \$184,900.00  
**School District:** Chariton Community Schools  
**Rooms:** 7  
**Bedrooms:** 3 possible 4  
**Baths:** 2 full bath, 1 half bath  
**Type Property:** Single-family dwelling  
**Construction:** Multi-level  
**Es. Sq. Ft.:** 1,504  
**Lot Size:** 239' x 400' (2.195 acres)  
**Taxes:** \$4,010.00 annually  
**Type Heating:** Hot water heat  
**Air Conditioning:** Central air  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Garage:** Single car plus carport  
**Basement:** ¾  
**Type of Foundation:** Concrete block  
**Year Built:** 1960  
**Utility Room:** Lower level  
**Floor Covering:** Carpet and vinyl  
**Type Roof:** Rubber membrane & modified bituminous  
**Dining Room:** Yes, very large dining room  
**Office:** On main, could be 4<sup>th</sup> bedroom  
**Fireplace:** Double-sided between living and dining rooms  
**Patio:** On southeast side of home  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Hilary Masters  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or 641-203-1881  
**Email:** hilarymasters@hotmail.com  
**Owners:** Joe and Tiffany Nickell

**Remarks:** This truly unique multi-level home offers three bedrooms, three bathrooms, an office or possible fourth bedroom, massive formal dining room, and a spacious living room. The double-sided fireplace brings together the large living spaces on the main floor. What really sets this home apart from others is the over two acres that the home sits on! Just out the patio doors is a private patio and a beautiful yard. You'll feel like you're in the country but this one-of-a-kind acreage is just inside city limits. Enjoy the beautiful view with the convenience of city living.

**Items to Remain:** Dishwasher, oven, cook top, microwave, playground and two sheds.

**Items Reserved:** TV, refrigerator, washer and dryer.

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Information is not warranted and subject to change without notice.